

Applicant	Vincent Fazio/Park View Lofts	
Request	Plat Approval	
Location	1317 NE 7 Ave.	
Legal Description	Acreage in 35-49-42 & 34-49-42, H.C. Brock's Subdivision, Lots 1 & 2 P.B. 3, P. 24	
Property Size	1.53 acres	
Zoning	RM-15 & CB	
Current Use of Property	Neighborhood Commercial (Convenience Store) and Multifamily Residential (2 Townhouse and 18 Multifamily Units)	
Future Land Use Designation	Medium High Residential and Commercial	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 5	
Other Required Approvals	City Commission, by resolution	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations	
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Marc LaFerrier, Planning & Zoning Director	

Request:

Plat approval for a 1.53-acre parcel located at the northwest intersection of NE 13 St. and NE 7 Avenue. The property will be limited to 90 high-rise multifamily units and 8,500 s.f. of commercial uses.

Property/Project Description:

The site is surrounded by Middle River Terrace Park to the north, neighborhood commercial to the south, and multifamily buildings to the east and west. The applicant proposes to construct a mixed-use project, which will require a rezoning of the RM-15 portion to CB (Community Business) with an allocation of flexibility to allow mixed use on residential land use. This site plan and rezoning request is forthcoming to the Planning and Zoning Board.

The applicant has dedicated 10 feet of right-of-way along NE 7 Avenue in order to comply with the City requirements for commercial streets. With this plat, the misalignment that exists on NE 7 Avenue will be corrected resulting in a 60-foot width for this street. A 10-foot utility easement is provided around the boundary of the site with the exception of the lot line adjacent to lot 3 as shown on the plat.

This plat was reviewed by the Development Review Committee on April 13, 2004 and all comments have been addressed.

Comprehensive Plan Consistency:

Consistent with Future Land Use Element, Objective 5, which requires the City to be consistent with Broward County platting regulations.

Staff Determination:

Pursuant to the Sec. 47.-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three (3) acres property per one thousand (1,000) residents, or a cash equivalent value. As stated in the DRC comments for this proposed plat, the applicant will be required to pay a cash equivalent value of fifty six thousand seven hundred dollars \$56,700 towards a Parks and Open Space Impact Fee prior to receiving sign-off of the Plat by the Planning & Zoning Board Chairman.

The proposed plat complies with all Subdivision Regulations found in ULDR Sec. 47-24.5. The plat has been reviewed by the Engineering Design Manager and City Surveyor.

Staff recommends approval of the plat request with the condition that the applicant will be required to pay a Park Impact Fee of fifty six thousand seven hundred dollars (\$56,700) and that this impact fee must be paid prior to final sign-off by the Planning & Zoning Board Chairman

Planning and Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.